

HORNSEYS

ESTABLISHED 1885

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£1,025 Per Month

2 North Carr Farm Carr Lane, Hotham Carrs, Hotham, YO43 4XL

**** 3 BED SEMI DETACHED HOUSE ON WORKING FARM WITH GATED ACCESS ****

Truly a unique and rare find, in a quiet, countryside location with gated access. This three bedroom semi-detached house is situated on a working farm and briefly comprises hallway, kitchen, dining room, living room, and family bathroom downstairs, whilst upstairs there are three bedrooms. Outside to the front and side of the property is a large garden laid to lawn. The property also has parking for several vehicles.

The property is located close to Hotham village and is surrounded by beautiful countryside, offering plenty of opportunities for walking and cycling, yet is situated approximately 12 miles west of Hull and only four miles south of Market Weighton, an increasingly popular market town with a full array of amenities.

NO YOUNG CHILDREN DUE TO LOCATION ON WORKING FARM
PETS NEGOTIABLE - NO CATS



Bedrooms Bathrooms Receptions

3

1

2



HOTHAM

Nestled in the heart of East Yorkshire's picturesque countryside, Hotham is a charming village that offers a unique blend of history, tranquillity, and natural beauty, perfect for a peaceful retreat away from the hustle and bustle of city life. With its historic buildings and lush green landscapes, Hotham provides an authentic taste of rural English life. The village is home to a 12th-century church, St Oswald's Church, a Grade II listed building, and it also has a local pub, The Hotham Arms, which is a popular spot for both locals and visitors. Hotham is surrounded by beautiful countryside, offering plenty of opportunities for walking and cycling, yet is situated approximately 12 miles west of Hull and only four miles south of Market Weighton, an increasingly popular market town with a full array of amenities.

ACCOMMODATION

HALLWAY

Window to side.

KITCHEN

4.94m x 3.62m (16'2" x 11'10")



Fitted grey kitchen units with grey worksurface over, 1.5 stainless steel sink and mixer tap, panelled wood walls, electric oven, four-ring electric hob with extractor over, radiator, understairs storage, ceiling coving, window to front.

DINING ROOM

4.97m x 3.93m (16'3" x 12'10")



Ceiling coving, radiator, window to side and rear.

LIVING ROOM

4.68m x 4.64m (15'4" x 15'2")



Stone open fireplace with wooden mantle and tiled hearth, ceiling coving, radiator, window to side, PVCu French doors to front garden.

FAMILY BATHROOM

2.73m x 1.69m (8'11" x 5'6")



White suite comprising panelled bath with electric shower over, pedestal washbasin, low flush W/C, extractor fan, fully tiled walls, radiator, frosted window to front.

FIRST FLOOR

LANDING

Ceiling coving, radiator, window to side.

BEDROOM 1

3.10m x 3.09m (10'2" x 10'1")



Storage cupboard, ceiling coving, radiator, window to front.

BEDROOM 2

2.54m x 2.53m (8'3" x 8'3")



Storage cupboard, ceiling coving, radiator, window to front, door leading into bedroom 3.

BEDROOM 3

4.69m x 3.90m (15'4" x 12'9")



White fitted bedroom furniture, cupboard housing hot water cylinder, radiator, window to front and side.

OUTSIDE



PARKING



To the front of the property is parking for several vehicles.

FRONT GARDEN



Gated access to property, the front garden is laid to lawn with flower borders.

SIDE GARDEN



Laid to lawn, shrubs and trees with brick and fenced boundaries.

SERVICES

Mains water, electricity, and drainage are connected to the property.
Oil central heating. Electricity - pre pay meter. Septic tank.

COUNCIL TAX

Council Tax Band B.

TERM

To let on an assured shorthold tenancy (unfurnished) for a term certain of six months.

RENT

£1025 per calendar month plus, electricity, telephone accounts. and council tax. Water is included in the rent. The rent is to be paid monthly in advance together with a deposit in the sum of £1182 as security against damage, breakages, outstanding accounts or outstanding rent.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

